



CITY OF MARINE CITY

300 Broadway Committee Meeting Agenda

Old City Hall, 300 Broadway Street

Monday, August 22, 2022; 5:00 PM

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Chairperson Brian Ross, Committee Members Laura Merchant, Michelle Nichter, Cheryl Ross, Kim Turner, Andrew Pakledinaz, Sheryl Zimmer; City Manager Holly Tatman; Deputy Clerk Michele Goodrich
4. **APPROVE AGENDA**
5. **PUBLIC COMMENT** *Anyone in attendance is welcome to address the Board. Please state name and limit comments to five (5) minutes.*
6. **APPROVE MINUTES**
 - A. Meeting Minutes – August 8, 2022
7. **UNFINISHED BUSINESS**
8. **NEW BUSINESS**
 - A. Reviewing Progress By Member Groups
 - B. Developing Priority List of Renovations
 - C. Discussion of Revenue Generating Ideas
9. **ADJOURNMENT**

City of Marine City
300 Broadway Committee Meeting Minutes
August 8, 2022

A regular meeting of the 300 Broadway Committee was held on Monday, August 8, 2022, at 300 Broadway Street, Marine City, MI 48039 and was called to order at 5:05 pm by Chairperson Brian Ross.

The Pledge of Allegiance was led by Chairperson Ross.

Present: Chairperson Brian Ross, Committee Members Andrew Pakledinaz, Cheryl Ross, Kim Turner; City Manager Holly Tatman; City Clerk Shannon Adams

Committee Member Michelle Nichter joined the meeting at 5:23 P.M

Committee Member Laura Merchant joined the meeting at 5:24 P.M.

Absent: Committee Member Sheryl Zimmer

Motion by Committee Member Turner, seconded by Committee Member C. Ross, to excuse Committee Member Sheryl Zimmer due to recent surgical procedure. All Ayes. Motion Carried.

Approve Agenda

Motion by Committee Member Turner, seconded by Committee Member C. Ross, to approve the agenda. All Ayes. Motion Carried.

Public Comment

None.

Approve Minutes

Motion by Committee Member Pakledinaz, seconded by Committee Member Turner, to approve the 300 Broadway Committee Meeting Minutes of July 19, 2022. All Ayes. Motion Carried.

Unfinished Business

None

New Business

Information Gathering Tour of 300 Broadway:

Motion by Committee Member Turner, seconded by Committee Member Pakledinaz, to conduct an informational gathering tour of the 300 Broadway building led by Department of Public Works Superintendent Mike Itrich. All Ayes. Motion Carried.

Tour Summary:

The tour of the building began in the area known as the 'Teen Zone'. Topics of discussion centered on the finished amenities of the Teen Zone area, redrafting the contract with the Teen Zone to be a month to month lease which would provide a source of revenue, the interest of a daycare in opening up and occupying the entirety of the first floor, the capacity of the new HVAC and fire suppression systems.

The tour progressed to the 'Old Police Department' section which was used by River Rec Teen Zone as storage. Discussion revealed that the area would require walls, floor, and ceilings to be re-done, old heating elements to be removed which could have asbestos insulation wrapping. A restructure of the heating and cooling duct work was also needed. Verification was given that the new HVAC system was of a capacity that it could be extended into this section of the building.

The next section of the tour included the area which was 'Old City Hall' and the "apartment" which had been constructed at the time when the first female officer was hired by the police department and included a functioning bathroom and shower. It was mentioned that behind the peak of the 'fire house' section of the building was where the only existing original window in the building was located. Additional discussion revealed that the 'Old City Hall' area was a possible location in the building for a welcome center, offices, and incubator spaces which could be partitioned off hopefully without losing the aesthetic beauty of the original brickwork. There were comments made about testing of the brick elements and it could have to be sealed or covered if the dust from the brick and mortar contained health or environmental hazards. Also in this area, the Committee was informed there was a bathroom, new ductwork, and they were able to view the 'old jail' and there was discussion related to how it and the original cells could be preserved for the purpose of historical tours in the building.

As the tour progressed, the beauty of the restored banister of the double staircases was commented on and the tour was completed with a visit to the upper floor, also frequently referred to as the Opera House, and discussions centered on the space being restored to be a performance or a wedding venue and how it had previously been multi-use including having been used as a gymnasium. Additionally, foundational issues such as visible daylight in the cracks in the building were observed and further discussion was engaged in about the American Disabilities Act requirement of an elevator with suggestions that included installing an exterior elevator as a non-contributing element to the historic value of the property and that, if needed, excavation could occur to allow the elevator to reach the basement, but that wouldn't be necessary provided the basement was only used for storage.

Due to the current state of the basement, a visit to the basement was not included on the tour. Also, the bell/clock tower was not toured due to it being locked and a key not available.

Post Tour Discussion:

City Manager Tatman informed the Committee that at an upcoming meeting in order to move forward with developing the first floor, it would be necessary to discuss costs and hiring professionals to enter the building related to extending the HVAC system, testing for asbestos and obtaining quotes for removal, quotes for adding or demolishing walls, and adding a drop ceiling. City Manager Tatman explained to the Committee that if the daycare was able to obtain State approval to open in the building, they would participate in some of the updates and upgrades to make the space ready for their specific needs while the City would be making the space ready with some of the more permanent needs.

DPW Superintendent Itrich advised the Committee that in the upper floors of the building, for safety reasons, only fifteen people at a time could be in those areas. He also stated that whatever groups had keys needed to deliver them to the City offices otherwise the locks to all of the doors would need to be changed.

Committee Member Merchant brought up the concern related to signage and what would be permitted on the ground of a historic building to advertise should the building become multipurpose. Committee Member Turner indicated she would have to research but believed the sign could not be mounted on the building and be in conformity with the historical nature of the building. Committee Member Pakledinaz suggested contacting Greenfield Village of Dearborn, Michigan to inquire about their signage as they would likely have the same historical requirements. Committee Member Merchant also

inquired as to historical registry conflicts with a fenced outdoor play area should the ground floor become a daycare which Committee Member Turner had been asked to research.

City Manager Tatman stressed the importance of breaking the restoration and renovation efforts into phases so as not to become overwhelmed by the enormity of the whole of the project and advised starting with the easy areas to create a revenue source which would then support going after the larger, more financially demanding areas.

Adjournment

Motion by Committee Member Merchant, seconded by Committee Member Turner, to adjourn at 5:47 pm. All Ayes. Motion Carried.

Respectfully submitted,

Shannon M. Adams
City Clerk

Marine City Chamber of Commerce ideas for 300 Broadway

Welcome Center

A Welcome Center is an open space that community members and visitors have access to — it supports community engagement, creates opportunities for workforce development, and ultimately cultivates a sense of community and inclusiveness for all newcomers and residents.

A warm and sincere greeting gives a sense of caring and makes people feel welcomed, as well as making them feel that they have made a good choice in visiting or choosing our area. Nurturing these relationships is a crucial part of growing a successful community.

Chamber Office

Create rentable space for the relocation of the Chamber office. This location would be ideal and benefit not only the building but the welcome center and business center initiative.

Technology Center

Offering high speed internet and other services will aid in attracting those people interested in an incubator space outside of their home.

Meeting Space

The main level could offer office space for rent as well as cubicles and open areas for co-working and incubator space. This would help nurture and grow new business by offering rentable space for start-up businesses. This space would also allow for those working at home an alternative space to work. There could be a daily drop in fee or use weekly, monthly or annually.

The main purpose of the incubator is to provide space at an affordable rate for new small business startups and/or for small business owners that wish to grow and expand. The incubator serves as a launching pad for businesses until they are able to graduate to a market-rate location or outgrow the space.

Business Center

The Marine City Chamber of Commerce would be able to expand by offering supplies and items needed for business development (ex. Printers, hole punch, supplies, printer, fax, scanning)

Added Note:

Rezoning the property to ADAPTIVE REUSE would give the opportunity to use the building for broader based initiatives.

River Rec Teen Zone received in 2017 matching funding of \$30,000.00 through Patronicity which is a crowd funding platform that is funded by the MEDC. https://www.patronicity.com/project/river_rec_teen_zone#!/

Any other funding was received for programming only.

Kindest regards,

Laura Merchant



Clerk

From: Michelle Nichter <[REDACTED]>
Sent: Sunday, August 14, 2022 6:57 PM
To: Brian Ross; City Manager; Clerk
Subject: Agenda Request for 8/22/22 Historic City Hall

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8/14/22 Agenda Request from FOCH
Michelle Nichter (810) 210-5776

For 8/22/22 Historic City Hall Committee Meeting at 5pm

1) Outside Masonry Repairs and Restoration

- Reference March 4, 2022 (MN handouts)
POE (Restoration and Waterproofing quote)
 - HOSE TOWER: Replace 950 cracked, Spalled and damaged 1st to 2nd floor transition bricks. Replace 20% cracked and damaged mortar joints.
 - EAST PORCH: 100% interior/exterior repointing joints and replacing bricks.
 - SOUTH BALCONY WALL: Replace coping stones, brick and joints.
 - NORTHEAST CORNER: Replace 15 courses of brick deterioration.
 - FOUR LINTELS OVER WINDOWS: Rusted damaging masonry.

2) ADA Bathrooms, LULA Elevator, Mason Room Drawings

- Reference 01/27/2021 (MN handouts)
Steven C. Flum, INC \$17,500 drawings
 - Existing Conditions A1.0 - A1.5
 - Interior ADA Proposed Plan A2.0 - A2.3

Clerk

From: Michelle Nichter <[REDACTED]>
Sent: Saturday, August 06, 2022 9:45 PM
To: Brian Ross; City Manager; Clerk
Subject: FOCH - Historic City Hall Committee Meeting 8/22/22

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TO: Holly, Brian, Shannon
FROM: Michelle Nichter (810) 210-5776
FOCH Committee Member
DATE: 8/6/22

REGARDS TO: FOCH information for the Historic City Hall Committee Meeting Agenda on 8/22/22 (due 8/10/22).

FUNDRAISERS / EVENTS

- Awarded Funds: zero
- Grants: zero submitted, zero pending
- Misc Fundraiser: zero
- Poker Fund Raiser: on-going
- VG Fundraisers: on-going

FINANCIALS

- Checking = \$20,000
- Poker account = \$8,000
- VG receipts = \$1,000

GOALS / EXPECTATIONS IN ORDER

Goal: Roof Repair

*POE details and photos available..

Goal: Brickwork Restoration

*POE details and photos available.
(area around East entrance steps)

Goal: Bathroom addition

*Drawing available.

Goal: Elevator addition

*Design and structure
requirements available.

Goal: Mason Room Restoration

*Architect Drawing available.

Goal: Grand Opera East Entrance

*Restore to it's original state
for social revenue.

Goal: Grand Opera Theater Restoration

*Restore to it's original state
for social revenue.

Heritage Square Historic District

Created April 2008, encompasses the entire block of 300 Broadway,
in Marine City, Michigan

INTRODUCTION TO LOCAL HISTORIC DISTRICTS

A local historic district is a historically significant area that is protected by a historic district ordinance. The local unit of government appoints a historic district commission to review proposed work to the exterior of resources in the district to determine if the work meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Designating an area as a local historic district is one of the few ways a community can provide legal protection for its historic resources.

The purpose of the Marine City Historical Commission is to serve the City within the historical district set out herein as a historic preservation and restoration advisory Commission for the purpose of:

- Safeguarding the heritage of the City, by preserving a district in the City which reflects elements of its cultural, social, economic, political, and architectural history;
- Promoting, stabilizing and improving property in the district;
- Fostering civic beauty and pride;
- Strengthening the local economy;
- Promoting the use of Historical Districts for the education, pleasure and welfare of the citizens of the City;
- Preserving and safeguarding the political and architectural history and natural environments; and
- Encouraging new buildings and development, which will be harmonious with the existing historic buildings and neighborhoods but will not necessarily be of the same architectural style. The purpose being to develop the Historic District as a vital area in which each succeeding generation may build with the quality and sensitivity of past generations.

Duties include review of any proposed work affecting the exterior appearance of any structure, site or its appurtenances within the historic district, including: Alteration, Construction, Demolition, Moving of structures, Repair and Signage.

The Historic District Commission meets quarterly, 3rd Tuesday of January, April, July, and October

The complete Historic District Ordinance and Historic Commission rules and procedures can be found on the City of Marine City website. Along with the application for a Certificate of Appropriateness, that must be approved by the board prior to any/all work being started in the Historic District.

Historic Commission Representative: Kim Turner, Historic Commission Chairperson